

## PREFACE

While the preparation of a comprehensive plan is required by the Coastal Area Management Act, there are broader and equally important reasons to engage in the planning process. Basically, planning begins with understanding your community and its people and learning how to care for them. Local government plans and planning affect people's lives. Tough choices must be made about the natural, manmade, and financial resources in the community. The county's budget should be compared to the plan to ensure that public money will be spent in accordance with the community's goals and objectives.

The planning process also serves to educate us about ourselves, our attitudes towards others, and our willingness to share a sense of community. Planning is often promoted as a means of community decision-making through public participation. But planning also may involve conflict and friction because it may divide us into opposing groups. Some conflict in the planning process is good. It stimulates us to think and reminds us of the need to understand and tolerate, and even support, the opinions of others.

A county should not undertake the preparation of a land use plan without understanding that a plan should be:

1. Comprehensive in setting goals and objectives for all aspects of the community.
2. Part of a continuous planning process that is timely and responsive to the needs and desires of the community.
3. The legal basis for land use regulations and a guide for a capital improvements plan for county budgeting.

Once the plan is prepared, the county must realize that the plan is not the end of the process. The county must continuously work at accomplishing plan implementation and establishing an effective planning program. Camden County must view the preparation of this document as the first step in a continually evolving process.

This plan is organized to adhere to the 15A NCAC 7B requirements. The matrix following the table of contents specifies how/where compliance with 15A NCAC 7B is accomplished. The reader should review Section VII: Tools for Managing Development which begins on page **200**.

This is an Advanced Core Land Use Plan. The Core Plan and Advanced Core Plan are defined as follows:

*Core Plan:* This plan addresses all of the plan elements in Rule .0702 of Section 7B (Elements of CAMA Core and Advanced Core Land Use Plans) in a complete and thorough manner. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties.

*Advanced Core Plan:* The plan prepared by local governments that, due to consideration of specific local conditions, elect to exceed the core plan requirements in two or more areas. This plan also may be used to help meet the requirements of other planning programs, such as the Environmental Protection Agency's (EPA) Phase II Stormwater requirements or hazard mitigation plans, that address the CAMA goals, or to address issues of local concern (i.e., location of a new industry or redevelopment after storm events).

This Advanced Core Land Use Plan exceeds the core plan requirements by including the following:

- Hazard Mitigation Plan and Post-Storm Recovery Plan.
- Future Land Suitability Analysis Map.
- Stormwater Management Analysis including EPA regulations.
- Numerous maps exceeding Core Plan requirements.
- Village area and corridor studies and plans.
- Resource Conservation Management Action Plan/Policies for the non-village corridor areas.

The reader should not attempt to understand the plan by reading only several sections of the document. All sections of the plan are inter-related. However, significant sections of the plan include the following:

- Analysis of Existing and Emerging Conditions, page 9.
- Analysis of Land Use and Development, page 67.
- Existing Land Suitability Analysis, page 104.
- Future Land Suitability Analysis, page 121.
- Plan for the Future, page 134.
- Tools for Managing Development, page 200.